

WARRANTY DEED  
Joint TenancyNO TRANSFER  
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

032868

That, **FRANCES S. FULTON**, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **FRANCES S. FULTON** of Waterville, in the County of Kennebec, and State of Maine, and **MICHAEL D. FULTON** of Gardiner, in the County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **FRANCES S. FULTON** and **MICHAEL D. FULTON**, as joint tenants and not as tenants in common, their heirs and assigns forever,

THE UNIT known and designated as Unit 103 (a/k/a Unit 324) in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984, and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985, and is recorded in said Registry of Deeds, in Book 2769, Page 33, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Meaning and intending hereby to convey the premises acquired by the within Grantor by deed of Frances S. Fulton dated March 12, 1993, and recorded in the Kennebec County Registry of Deeds in Book 4346, Page 195.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **FRANCES S. FULTON** and **MICHAEL D. FULTON**, as joint tenants and not as tenants in common, and their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **FRANCES S. FULTON**, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 31st day of March in the year of our Lord one thousand nine hundred and ninety-three.

Signed, Sealed and Delivered  
in the presence of:

*Ginger L. Lussier*

*Frances S. Fulton*  
Frances S. Fulton

STATE OF MAINE  
KENNEBEC, SS.

DATED: March 31, 1993

Personally appeared the above named **FRANCES S. FULTON** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Angel L. Levasseur  
Notary Public



Print Name: Angel L. Levasseur  
My Commission Expires: My Commission Expires February 17, 1998

RECEIVED KENNEBEC SS.

93 AUG 27 AM 9:00

ATTEST: Thomas Reed Mann  
REGISTER OF DEEDS